

For Sale

4-Unit Apartment
Building in Denver, CO



4-Unit Apartment Building

768 S. Lincoln Street | Denver, Colorado 80209

Property Overview

- Updated 4 Unit apartment investment property
- Low maintenance property in turn-key condition
- Ideal location in the west Washington Park Neighborhood
- Amazing Light Rail proximity - Broadway Station
- Quick access to Lincoln, Broadway, and I-25 serving all parts of the city

Sale Price: \$940,000 (\$235,000/Unit)

Property Facts

Building Size:	2,529 SF
Year Built / Renov.:	1900 / 2019
Taxes (2019):	\$2,847

For more information:

Chris Wiedenmayer

303 565 3019

cwiedenmayer@shamesmakovsky.com

1400 Glenarm Place, Suite 100

Denver, CO 80202

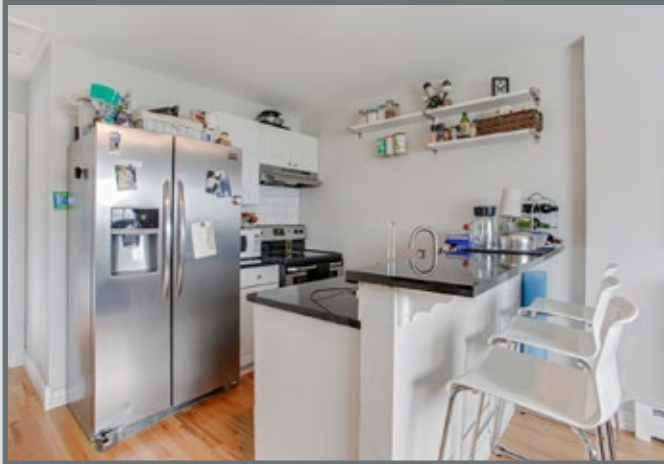
303 534 5005

naishamesmakovsky.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

For Sale
4-Unit Apartment Building

768 S. Lincoln Street
Denver, CO 80209



NAI Shames Makovsky

For more information:

Chris Wiedenmayer

303 565 3019

cwiedenmayer@shamesmakovsky.com

For Sale 4-Unit Apartment Building

768 S. Lincoln Street
Denver, CO 80209

Investment Summary

Price:	\$940,000
Price per Unit	\$235,000
Price per SF	\$372
Cap Rate	5.35%
Cap Rate Pro Forma	5.63%

Financing

Loan Amount	\$611,000
Down Payment	\$329,000
Interest Rate	4.25%
Amortization (Yrs)	30
Monthly Payment	\$1,708

Property Description

Total Units	4
<i>One Bedroom</i>	2
<i>Two Bedroom</i>	2
Year Built	1900
Renovated	2019
Total Building Size	2,529
Lot Size (SF)	4,691
Heat	Central Boiler
Parking	8 Off Street
Electric	Individually Metered

Unit Mix and Average Rent Schedule

Unit	Unit Type	Rent	Avg ProForma
1	2 Bed/1 Bath	\$1,450	\$1,500
2	1 Bed/1 Bath	\$1,200	\$1,250
3	2 Bed/1 Bath	\$1,650	\$1,650
4	1 Bed/1 Bath	\$1,100	\$1,200
		Monthly	\$5,400
		Annual	\$64,800
			\$5,600
			\$67,200

Operating Data

Income	Estimated As-Is	ProForma
Gross Annual Rent	\$64,800	\$67,200
Laundry	\$66	\$600
Gas & Water	\$0	\$2,160
Vacancy Allowance (3%)	\$0	-\$1,344
Net Rental Income	\$64,866	\$68,616

Estimated Expenses

Property Taxes	\$2,847	\$3,500
Insurance	\$3,827	\$3,827
Water & Sewer	\$1,000	\$1,030
Repairs/Maintenance	\$2,500	\$2,750
Gas	\$1,200	\$1,236
Utilities	\$3,216	\$3,312
Total Expenses	\$14,590	\$15,655

Net Operating Income	\$50,276	\$52,961
Expense per Unit	\$3,648	\$3,914



NAI Shames Makovsky

For more information:

Chris Wiedenmayer

303 565 3019

cwiedenmayer@shamesmakovsky.com

For Sale
4-Unit Apartment Building

768 S. Lincoln Street
Denver, CO 80209

Downtown Denver

Median Home Value

Country Club	\$1,188,400
Cherry Creek	\$832,400
Wash Park	\$820,000
West Wash Park	\$641,600



NAI Shames Makovsky

For more information:

Chris Wiedenmayer

303 565 3019

cwiedenmayer@shamesmakovsky.com